

\$715,000 - 23 Auburn Bay Lane Se, Calgary

MLS® #A2084689

\$715,000

3 Bedroom, 3.00 Bathroom, 1,938 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Discover your next haven at 23 Auburn Bay Lane, nestled in the warm and vibrant LAKE COMMUNITY of Auburn Bay. By choosing this residence, you're not just securing a wonderful home but also becoming part of a community filled with remarkable neighbors who cherish summer gatherings and delight in festive decor. This house boasts great curb appeal, thanks to its freshly painted facade, new fencing, and its CORNER LOT with no sidewalk – meaning ZERO SNOW CLEARING IN WINTER. As you step inside, the spacious and inviting entrance greets you. Further in, a flex/den/office multipurpose room awaits, adorned with new vinyl flooring. The house flows into an open design, where the living room's soaring two-story ceiling and expansive windows illuminate the space with light from the sun-kissed SOUTH & WEST facing backyard. Stay snug during chilly days with a gas fireplace adorned with a brand-new mantle. Recent enhancements from 2021 encompass a custom kitchen, complete with a large island, ample storage, chic cabinetry, quartz tops, subway tile backsplash, and modern appliances, including a double wall oven and gas cooktop. Adjacent is a dining area with doors leading to an extended deck & pergola. This floor wraps up with a large laundry area near the OVERSIZED DOUBLE GARAGE and a refreshed half-bathroom. Upstairs, the expansive MASTER suite includes a relaxation zone, a roomy walk-in wardrobe, and a luxurious bathroom featuring



a jetted tub. Two additional sizable bedrooms (one revamped with laminate) share a full bath. Recent upgrades encompass fresh paint throughout, updated baseboards, and newly installed doors. Stay comfortable with the 2021-installed central air-conditioning. The basement spans 866 sq. ft., with framing and most of the electrical work done. As an Auburn Bay resident, you get exclusive access to the lake and the community hub, hosting year-round festivities like Christmas events, beach soirees, outdoor movies, and fireworks. Essential amenities are within reach: schools, recreational spots, shopping centers, eateries, the YMCA, Seton's shopping district, South Health Campus, and more. The beach & VIP Cinemas are merely a 5-minute stroll away. Check out the VIDEO! NOTE - THERE IS 4 YEARS REMAINING ON A 5% RATE MORTGAGE THAT CAN BE TAKEN OVER OAC.

Built in 2005

Essential Information

MLS® #	A2084689
Price	\$715,000
Sold Price	\$695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,938
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	23 Auburn Bay Lane Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0A5

Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 26th, 2023
Days on Market	21
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office GREATER PROPERTY GROUP

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